

ST ANDREWS

21

ABBNEY COURT

KY16 9TL





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Pagan Osborne is delighted to offer this immaculately presented ground floor apartment set within the centre of St Andrews, close to the Byre Theatre and Cathedral.

Entry is by way of secure entry system which leads to the communal hallway which in turn leads to number 21. The main reception hallway has doors to the lounge/kitchen, double bedroom and bathroom. The bright open plan lounge/ kitchen have windows both to the front and rear.

The lounge has room for a dining area and overlooks a council owned garden area (please note this garden is tended to by the council and there is no access). The modern kitchen has a central worktop area with storage units below and breakfast bar. The kitchen also has a built in cooker (with oven, hob and extractor fan) built in store cupboard, floor and wall mounted units with complimentary work surface.

The double bedroom has a front facing window and benefits from a built in wardrobe. The modern bathroom comprises WC, wash hand basin and bath with shower above. The property is completed by electric heating and double glazing.









**Extras: All carpets, light fittings, blinds, fixtures and fittings shall be left as part of the sale. Furniture contained within the apartment may be left as part of the sale subject to separate negotiation.**

**EPC:E**

**Viewing:By Appointment  
St Andrews 01334 475151**

**Council tax band:B**

St Andrews is renowned worldwide as the 'Home of Golf'. The Old Course is a regular host to the Open Championship. There are now six other golf courses run by the St Andrews Links Trust, including the new Castle Course. St Andrews is also well known for its university which is one of the oldest in Britain, founded in 1410. The town provides good state schooling at Madras College and private schooling at St Leonards. The town has a good range of shops, hotels, restaurants and recreational facilities. There is also a cinema. Pagan Osborne highly recommends an early inspection and a Home Report is available upon request.

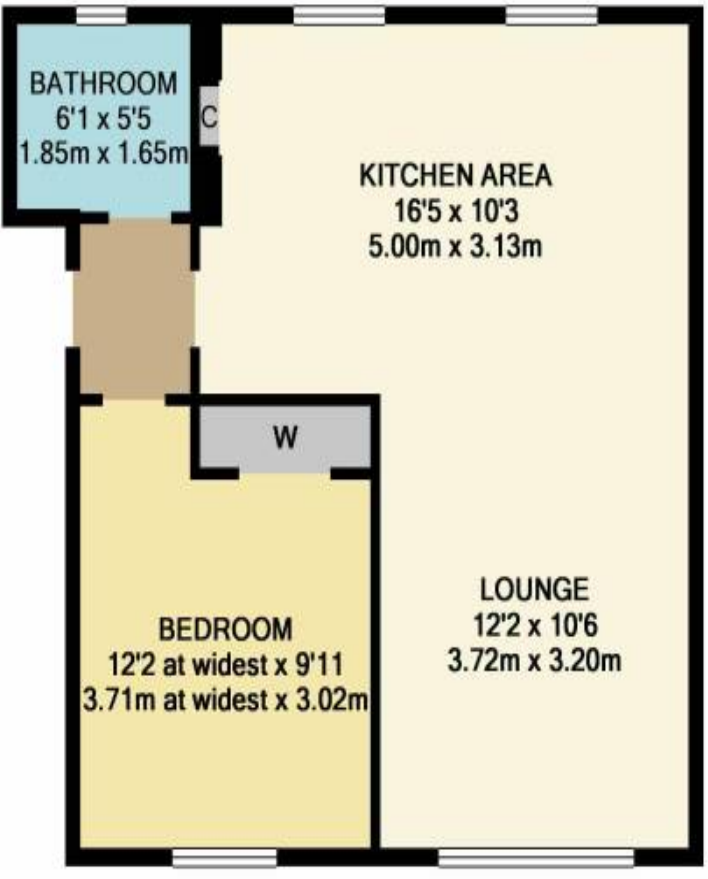




**Travel Directions**

Upon leaving Pagan Osborne sales office in South Street (on foot) bear right towards the cathedral and continue forward towards the end of South Street whereby a sign for Byre Theatre directs you through a lane.

Go through the lane and pass the Byre Theatre until you reach Abbey Court and number 21 is positioned on the left hand side.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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